

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services	(2) MEETING DATE 8/21/2012	(3) CONTACT/PHONE Katie Perez, Deputy Director (805) 781-5200 <div style="text-align: right;">lvf</div>	
(4) SUBJECT Request to approve a Lease allowing the Creston Activity Town Center-Helping Hand (CATCH), a 501-(c)(3) nonprofit corporation, to remodel and manage the former Creston Fire Station at 5110 Swayze Street as a community center.			
(5) RECOMMENDED ACTION The General Services Agency recommends your Board approve the Lease with the Creston Activity Town Center-Helping Hand to remodel and manage the former Creston Fire Station by four-fifths vote and instruct the Chairperson to sign.			
(6) FUNDING SOURCE(S)	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Board Business (Time Est. _____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date <u>03/28/2006- Item B-4</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Vincent Morici			
(18) SUPERVISOR DISTRICT(S) District 5 -			

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services / Katie Perez, Deputy Director
(805) 781-5200

DATE: 8/21/2012

SUBJECT: Request to approve a Lease allowing the Creston Activity Town Center-Helping Hand (CATCH), a 501-(c)(3) nonprofit corporation, to remodel and manage the former Creston Fire Station at 5110 Swayze Street as a community center.

RECOMMENDATION

The General Services Agency recommends your Board approve the Lease with the Creston Activity Town Center-Helping Hand to remodel and manage the former Creston Fire Station by four-fifths vote and instruct the Chairperson to sign.

DISCUSSION

Creston residents have long envisioned a local community center. In 2004, they formed CATCH as a nonprofit corporation for their fundraising efforts. When it became likely that a new Creston fire station would be built and the former fire station at 5110 Swayze would be vacated, CATCH began working toward acquiring a lease of the former fire station to convert it to a community center. In anticipation of this proposal, the Board of Supervisors accepted a quitclaim deed on March 28, 2006 from the Algee family, the original donors of the land, removing the deed restriction that had limited the use of the property to a fire station and adding a community building designation as an allowed use. Cal Fire vacated the property and moved to their new location in late July 2012.

The property is approximately 2.3 acres in size (APN 043-091-051) and is zoned Public Facility. The main building is an enclosed pole barn structure that housed the fire equipment. The property also includes two modular units, a wooden shed, a barbecue with covered picnic area, and a community garden.

The proposed lease waives rent in lieu of CATCH's improvement and management of the building as a community center and management of the existing community garden. The County Clerk-Recorder has used this property as a polling site on election days for several years, and the County reserves the right to continue to use the community center for election days at no cost to the County. The term of the lease is 30 years with mutual options to extend for two additional 10 year terms, for a total of up to 50 years. The lease includes all structures currently located on the premises. It is CATCH's intention to convert the main fire equipment structure into the community center, with improvements to occur in phases, including expansion of the building for a kitchen facility and construction of ADA-compliant restrooms. The lease includes one newer and one older modular unit. CATCH intends to convert the newer modular unit into office space for their organization, and the lease would allow the modular to be shared with other nonprofit organizations. The older modular unit has little value remaining and is proposed to remain on the property for storage only.

The Creston Rodeo has been CATCH's main fundraising event, and the fund has grown to approximately \$125,000, which will allow them to make the initial improvements. CATCH has been working with the County Planning and Building Department to develop the plans to improve the main structure and has had several professional services donated by members of the community. The lease requires that the building be opened as a community center with a meeting room and ADA-compliant restrooms within three years, and allows the County free use of the facility for elections. CATCH retains all income from rental of the building for private or community events to offset their costs to construct and maintain

the building and to raise funds for future projects, including construction of a kitchen to serve the community building and a possible future expansion of the building. CATCH will be responsible for all costs of maintenance and utilities to the premises.

This lease is proposed under Government Code Section 25536, which requires that the property be used for certain public purposes, including public amusement or recreation. The proposed lease requires approval by four-fifths vote of the Board of Supervisors.

OTHER AGENCY INVOLVEMENT/IMPACT

County Counsel has reviewed the Lease as to form and legal effect. The Creston Advisory Body reviewed the proposal at their meeting on January 18, 2012 and supports the project (see attached recommendation). The County Planning and Building Department has been working with CATCH on project requirements. The County Clerk-Recorder has confirmed the need to continue to use the site as a polling center.

FINANCIAL CONSIDERATIONS

This Lease will convert the former Creston fire station into a community center at no cost to the County, and the County will be allowed free use of the main building on elections days. All costs of construction will be paid by CATCH, and ongoing costs such as utilities and maintenance will be paid by CATCH.

RESULTS

Approval of the Lease will allow CATCH to convert the former Creston Fire Station into a community center and to manage the building and community garden for the benefit of the community of Creston. This action contributes to the community-wide goal of a "Livable Community" by providing property for a community center and community garden that can serve the public as a place to meet and hold events.

ATTACHMENTS

1. Vicinity Map
2. Lease
3. Creston Advisory Body Recommendation